

IN THE UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION

| | | |
|---|---|------------------------|
| In re: |) | Chapter 11 |
| |) | |
| RALPH ROBERTS REALTY, LLC, <i>et al.</i> ¹ |) | Case No. 12-53023 |
| |) | (Jointly Administered) |
| |) | |
| Debtors. |) | Judge Thomas J. Tucker |
| |) | |

**NOTICE OF FILING SEVENTH PLAN SUPPLEMENT –
PENDING SHORT SALES**

PLEASE TAKE NOTICE THAT Ralph Roberts Realty, LLC and Ralph R. Roberts (the “Debtors”), by and through Gold, Lange & Majoros, P.C., their undersigned attorneys, hereby submit the attached Exhibit 1 – Seventh Plan Supplement – Pending Short Sales, which is a list of all of the Debtors’ real estate listings for which short sale closings are currently pending, but have not yet closed, and with respect to which the Debtors will be entitled to commission income upon closing.

Dated: October 1, 2012

GOLD, LANGE & MAJOROS, P.C.

/s/ Hannah Mufson McCollum
HANNAH MUFSON MCCOLLUM (P67171)
Attorneys for Ralph Roberts Realty, LLC
24901 Northwestern Hwy., Suite 444
Southfield, MI 48075
(248) 350-8220
hmccollum@glmpe.com

¹ This case is jointly administered with the case of Ralph R. Roberts, Case No. 12-53024.

EXHIBIT 1

PENDING SHORT SALES

| Property Address | Trustee | Debtor | Case No. |
|------------------|--------------|-------------------------------|----------|
| 7201 Alpine View | K. Jin Lim | Patricia Hollis | 10-60469 |
| 3484 Eagle | K. Jin Lim | Don and Mary Hensley | 11-40556 |
| 37759 Evergreen | Taunt | John and Therese Stiff | 11-49966 |
| 9119 Garfield | Ellmann | Heather Dare | 11-71560 |
| 32239 Groat | Shapiro | Jennifer and Matthew Nelson | 10-58843 |
| 368 N Harvey | K. Jin Lim | Audrey Redman | 11-43818 |
| 35530 Lancashire | Kohut | Gerald and Phyllis Jason | 11-71917 |
| 47806 Pavillon | Stevenson | Tamara Jorgenson | 11-55044 |
| 49129 Peninsular | Stevenson | Ronnie and Tracie Smith | 11-71064 |
| 47576 Pine Creek | Allard | Frank and Ramona Mugerdichian | 11-17172 |
| 4548 Sedona | Turner Lewis | Scott and Roxana Chambers | 10-48362 |
| 2095 Yorkshire | Kohut | Jill Marie Wright | 12-42844 |



Listing Information

| | | | |
|--|---------------------------|---------------------------|----------------------------|
| #212074171Ad: 7201 ALPINE VIEW CT | RES PEND | ERTS/FS | \$ 190,000 S |
| T: WHITE LAKE TWP 48383-2440 | Map: J 15 | Loc: N M-59 W PORTER ROAD | Area: 02121 |
| Dir: M-59 TO PORTER ROAD, N/O PORTER ROAD TO ALPINE VIEW COURT | | | Protect: 180 |
| Lot Size: 165X273 | Acr: 0 | Front Ft: 165 | Lavs: 0 |
| Prop ID: 1216376019 | Sch: HURON VALLEY | BR: 4 Bath: 3 | LR: |
| Legal: T3N, R8E, SEC 16 & 21 OAKLAND COUNTY CONDOMINIUM PLAN NO 865 ALPINE ESTATES UNIT 4 L 14754 P 720 6-20-94 FR 014 | | MBR: 17x14 E | GR: 23x20 E |
| Tax: Sum: \$4,601 Win: \$1,212 | Assoc. Fee: \$81 ANNUALLY | Homestead: Y | BR3: 13x13 L |
| Year Built: 1994 Oth/Spc: YES | | | FR: 23x23 L |
| Water Nm: | Adl Doc: N | Pos: CLOSING | BR4: 13x13 L |
| Sq Ft: 1694 | TBS: 1694 | FBS: | BR5: |
| Soil Type: | % Wooded: 0 | Src: PRD | BFT: |
| Comp Arr: | Sub Agency: Y 3% | % Tillable: 0 | % Tiled: 0 |
| 336321 RALPH ROBERTS REALTY LLC | Buyer Agency: Y 3% | Transaction Coord.: Y 3% | Ownership: PRIVATE - OWNED |
| RALPH ROBERTS | 586-751-0000 | LD: 7/19/2012 | Short Sale: Y |
| Co-List: TIMOTHY COOK | Agt: 586-549-9346 | Acc: APPT/LCKBX | Gar: Y Ba: Y FP: Y |
| | Co-List Ph: 313-550-5604 | Cnt: BUNNY MONT | Ph: 586-549-9346 |

Agent Only Remarks

Gorgeous sprawling ranch with finished walkout. Hdwd. floors throughout upper & lower levels, 1st floor master suite w/walk in closet. Kitchen and great room with fireplace lead to large deck overlooking wooded lot. Dream home potential! All room dimensions are approximate and subject to buyer inspection. All showings scheduled through 1-800-showing

DWP:
PAY:
INT:
TRM:

Features

| | | |
|---|---|--|
| Exterior: BRICK | Architecture: 1-ST | Style: RANCH |
| Site Desc: WOODED, HILLY-RAVINE | WaterFront Desc: No | Terms: CONV, FHA, VA, CASH |
| Heating: FRCD AIR | Fuel Type: GAS | Cooling: CENTRAL, CEIL FAN |
| Water Heater: GAS | Fireplace Type: GRT RM, GAS | Interior Feat: CABLE AVL, AIR CLEANR, HUMIDF, SMP PUMP, JETTED TUB |
| Bath Desc: 1ST F BTH, 1ST F LAV, MBR BTH, BSM BTH | Other Rooms: DINING RM, 1ST FL LAU, GREAT RM, FAMILY RM | Appliances: DISHW, DISPSL |
| Garage: 2 CAR, ATT, OPENER | Foundation: BASEMENT | Basement Type: FINISHED, WALKOUT |
| Exterior Feat: DECK | Road Frontage: PAVED | Water Sewer: WELL, SEPTIC |

Pending Information

| | | |
|----------------------|-----------|-----------|
| Pend Date: 8/22/2012 | DOM: 49 Y | |
| Sell Off. ID: | Sell Off: | Sell Agt: |

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586-751-0000 RALPH ROBERTS REALTY LLC
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Commaide Animal Center
1900 Union Lake Rd., Suite 310
Commerce Twp, MI 48381
Phone: 248.340.2100
Fax: 248.340.2101

West Bloomfield Market Center
3000 Northwestern Hwy, Suite 300
Farmington Hills, MI 48334
Phone: 248.224.2100
Fax: 248.224.2103

Troy Market Center
1700 W. Big Beaver, Suite 100
Troy, MI 48064
Phone: 248.649.7200
Fax: 248.649.7208

PURCHASE AGREEMENT

I, (THE UNDERSIGNED) hereby offers and agrees to purchase the following land situated in the ☐ City, ☒ Township, ☐ Village of WHITTA LAKE OAK County, Michigan, legally described as follows:
WHITTA LAKE 7201 ALPINE VIEW CT together with all
improvements and appurtenances including lighting fixtures and lens, attached mirrors, fireplace screens and enclosures, gas logs and attachments, central vacuum system and attachments, window treatments, drapery hardware, curtain and traverse rods, all blinds and shades, attached carpeting, built-in cabinetry, built-in kitchen appliances and equipment, storm windows and doors, screens, awnings and shutters, landscaping, TV antenna, rotor and controls, satellite dish and accessories, garage door opener and transmitters, fuel tanks at time of possession, attached humidifiers, water softeners (rental units excluded) if any, now in or on the premises, and,

the sum of One Hundred eighty thousand 00/00 Dollars, \$ 180,000.00 and to pay therefore
subject to existing building and use restrictions, easements and zoning ordinances, if any, upon the following terms of sale:

THE SALE TO BE CONSUMMATED BY: (Use paragraph ☐ A, ☒ B, ☐ C, or ☐ D)

- A. CASH SALE. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money to be made in cash, cashier's check or certified funds.
B. CASH SALE WITH NEW MORTGAGE. Delivery of the usual Warranty Deed conveying marketable title. Payment of purchase money to be made in cash, cashier's check, or certified funds. This Agreement is contingent upon Purchaser being able to secure a conventional mortgage in the amount of \$ 144,000.00 and pay \$ 36,000.00 down plus mortgage costs, pre-paid items, and adjustments in cash. Purchaser agrees to apply for such mortgage within 7 calendar days from acceptance of this offer. Purchaser agrees that in connection with said application to lender, Purchaser will promptly comply with lender's request for an information required to process the loan application. If a firm commitment for such mortgage cannot be obtained within 45 calendar days from date of acceptance, at Seller's or Purchaser's written option, this offer can be declared null and void and Purchaser's deposit returned forthwith.
C. APPLICABLE TO FHA OR VA SALES ONLY: See attached FHA/VA Addendum.
D. SALE ON LAND CONTRACT: See attached Land Contract Sale Addendum.

2. CLOSING Upon acceptance of this Agreement by Seller and conveyance of title in the condition required herein, Seller and Purchaser agree to consummate the sale on or before week 36. Closing of this sale shall take place at the office of listing broker, title company, or lending institution.

3. OCCUPANCY The property is ☐ owner occupied, ☐ tenant occupied, ☒ vacant. Seller shall deliver and Purchaser shall accept possession of said property subject to rights of present tenants, if any. If Seller occupies property, it shall be vacated and keys surrendered to Broker 0 calendar days after closing. From the day after closing through the day of vacating the property as agreed, Seller shall pay the sum of \$ 0 per day. Broker shall retain from the amount due Seller at closing, the sum of \$ 0 as security for said occupancy charge, paying to Purchaser the amount due and returning to Seller the unused portion as determined by the date property is vacated and keys surrendered to Broker. Said occupancy charge can be disbursed every 30 days at Purchaser's request. Broker has no obligation, implied or otherwise, for seeing that the premises are vacated on the date specified or for the condition of the premises but is only acting as an escrow agent for holding the occupancy deposit. Seller is responsible for the water bill until Seller gives possession and takes a final water meter reading.

4. EARNEST MONEY DEPOSIT Broker is hereby authorized to make this offer and the deposit of \$,500.00 Dollars in the form of ☐ cash, ☒ check as earnest money to be held by Keller Williams or returned in accordance with the terms of this Agreement. BROKERS ACKNOWLEDGEMENT OF DEPOSIT: Received by Keller Williams ROBERT SCHWARTZ

(Sales Associate)

5. HOME WARRANTY Purchaser ☐ accepts ☒ declines an America's Preferred Supreme Home Protection Plan. Paid by: ☐ Seller ☐ Purchaser ☐ Other

6. AGENCY By the signatures below Purchaser and Seller hereby acknowledge that the selling broker/sales associate are acting in the capacity of: ☐ Seller's Agent, ☒ Buyer's Agent, ☐ Dual Agent, ☐ Transaction Coordinator

T.M.
Buyer(s) Initials

[Signature]
Seller(s) Initials
Instant
Forms

Page 1 of 5

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UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION

In Re:

PATRICIA S. HOLLIS,

Debtor.

Case No. 10-60469-tjt
Chapter 7
Judge Tucker

**ORDER AUTHORIZING TRUSTEE
TO EMPLOY REAL ESTATE BROKER**

K. Jin Lim, the Chapter 7 Trustee, having filed her Application to Employ Real Estate Broker; and the Court being fully advised in the premises:

IT IS ORDERED that the Trustee is authorized to employ Ralph R. Roberts of Ralph Roberts Realty, LLC, to sell the real property described in the Application.

IT IS FURTHER ORDERED that the amount of rate of broker's compensation shall be seven (7%) of the gross proceeds realized from the Trustee's sale of the real property, which shall be paid after application and after Court order authorizing payment.

Signed on February 28, 2012

/s/ Thomas J. Tucker
Thomas J. Tucker
United States Bankruptcy Judge



Listing Information

| | | | |
|---|---|-------------------------|--------------------|
| #212079069Ad: 3484 EAGLE DR | RES PEND | ERTS/FS | \$ 140,000 S |
| C: TROY 48083-5635 | Map: AF 21 | Loc: N WATTLES E JOHN R | Area: 02203 |
| Dir: NORTH ON JOHN R FROM WATTLES TO NIAGRA LEFT ON EAGLE | | | Protect: 180 |
| Lot Size: 57X162 | Acr: 0.21 | Front Ft: | Lavs: 0 |
| Prop ID: 2024302005 | Sch: TROY | | LR: 14x16 E |
| Legal: T2N, R11E, SEC 24 BEAVER TRAIL SUB NO 3 LOT 395 | | BR: 3 Bath: 2 | GR: |
| Tax: Sum: \$2,699 Win: \$521 | Assoc. Fee: \$ | MBR: 12x14 E | FR: |
| Year Built: 1977 Oth/Spc: YES | | BR2: 12x12 E | LB: |
| Water Nm: | Adl Doc: N | BR3: 10x10 E | DR: 12x12 E |
| Sq Ft: 1554 TBS: 0 | FBS: | BR4: | KT: 10x10 E |
| Soil Type: | % Wooded: 0 | BR5: | |
| Comp Arr: | Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED | BFT: | |
| 336321 RALPH ROBERTS REALTY LLC | 586-751-0000 | LD: 8/1/2012 | Short Sale: Y |
| RALPH ROBERTS | Agt: 586-751-0000 | Acc: APPT | Gar: Y Ba: Y FP: N |
| Co-List: LANETTE LOUWERS | Co-List Ph: 586-751-0000 | Cnt: 1 | Ph: 2487652139 |

Agent Only Remarks

All dimensions are approximate. FP in Living room. Nice neighborhood. Subject to Bankruptcy Court / 3rd party approval House is sold AS IS

LC: N
DWP:
PAY:
INT:
TRM:

Features

| | | |
|----------------------|-------------------------------|----------------------------------|
| Exterior: BRICK | Architecture: 1-ST | Style: RANCH |
| WaterFront Desc: No | Terms: CONV, FHA, VA, CASH | Heating: FRCD AIR |
| Fuel Type: GAS | Bath Desc: 1ST F BTH, MBR BTH | Garage: 2 CAR |
| Foundation: BASEMENT | Road Frontage: PAVED | Water Sewer: MUN WAT , SEW-SANIT |

Pending Information

| | | |
|---------------------|-----------|-----------|
| Pend Date: 8/1/2012 | DOM: 44 Y | |
| Sell Off. ID: | Sell Off: | Sell Agt: |

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586-751-0000 RALPH ROBERTS REALTY LLC
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PURCHASE AGREEMENT (Form A)



BROKER ADDRESS 315 Main, Charleston 48346 TELEPHONE 248 625 0200 FAX 248 393 3153

(Dual) (Buyer initials) LS (Seller initials) LS (Broker*) and its designated salespeople are agents for the ☐ Seller ☒ Purchaser ☐ Seller and Purchaser acknowledges that this LS is or LS is not an in-house transaction in which the Buyer and Seller are each represented by ☒ different designated salespeople or ☐ same salespeople.

1. AGREEMENT TO SELL. The undersigned Seller and Purchaser agree to sell and purchase the following real property located in the [City, Village, Township] of TROY OAKLAND County, Michigan, described as follows: [Legal description and tax ID No.] 2024302005

commonly known as [address] 3444 Eagle Drive Zip Code 48083, which ☐ is (Form # 525) or ☒ is not on a private road, together with all improvements and appurtenances, including all lighting fixtures, shades, blinds, curtain rods, traverse rods, window treatments, storm windows and doors, screens, awnings, TV antenna, rotor and controls, satellite dish and accessories, water softener (rental units excluded), security system, central vacuum system and attachments, attached mirrors, garage door openers and transmitters, fireplace enclosures, grates, logs and gas attachments, landscaping, attached humidifier, fuel in tanks at the time of possession, all tacked down carpeting, if any, now on the premises, and per MLS

sum of ONE HUNDRED TWENTY SIX THOUSAND (the "Purchase Price") and Purchaser agrees to pay Seller the Dollars \$ 126,000.00 subject to the existing building and use restrictions, easements, and zoning ordinances, if any, in accordance with the terms and subject to the conditions set forth in this Purchase Agreement ("Agreement").

2. PAYMENT. This transaction shall be consummated by the subparagraph checked below; (Check box that applies)
- ☐ A. Cash Sale. Seller shall deliver to Purchaser the usual Warranty Deed conveying marketable title upon tender of the Purchase Price. The Purchase Price shall be paid by cashier's check or certified funds. Attach Survey Addendum. (Form # 275)
- ☒ B. Cash Sale With New Mortgage. This Agreement is contingent upon Purchaser's ability to secure a FHA 203K mortgage in the amount of \$ 96,300. Purchaser agrees to pay the required down payment plus all mortgage costs, prepaid items, and adjustments. Seller shall deliver to Purchaser the usual Warranty Deed conveying marketable title upon tender of the Purchase Price. The Purchase Price shall be paid by cashier's check or certified funds. Purchaser agrees to apply for a mortgage, at his own expense, within 30 calendar days from the date of Seller's acceptance of this Agreement. Purchaser agrees to promptly and in good faith comply with the lender's request for necessary information required to process the loan application. Purchaser agrees to obtain a policy of flood insurance, if required to do so by the mortgage lender. If a firm commitment for the specified mortgage cannot be obtained within 45 days from the date of Seller's acceptance and Seller fails to extend the time in writing within 5 days of the deadline, this Agreement shall be null and void and the Deposit shall be returned to Purchaser. Written evidence of mortgage denial shall be immediately presented to Seller. Denial of the specified mortgage shall render this Agreement null and void and the Deposit shall be returned to Purchaser.
- ☐ C. Sale Subject to Existing Mortgage, Simple Assumption. Attach Terms of Sale Addendum (Form # 213)
- ☐ D. Sale Subject to Existing Mortgage, Requalification Required. Attach Terms of Sale Addendum (Form # 213)
- ☐ E. Sale by Land Contract. Attach Land Contract Addendum (Form # 255)

3. SELLER'S DISCLOSURES. Purchaser acknowledges that he received from Seller a Seller's Disclosure Statement and, if the Property is residential housing built before 1978, a Lead-Based Paint and Lead-Based Paint Hazards Disclosure prior to signing this Agreement. Purchaser acknowledges that the information provided in the Seller's Disclosure Statement, Lead-Based Paint and Lead-Based Paint Hazards Disclosure and any other property disclosure statement is (a) based upon Seller's knowledge and is not a warranty of any kind by Seller or Listing and Selling Brokers and their salespeople; (b) not a substitute for any inspections or warranties Purchaser may wish to obtain; (c) provided solely by Seller and is not a representation made by Listing and Selling Brokers and their salespeople; and (d) a disclosure only and not intended to be a part of this Agreement. Seller authorizes Broker to distribute copies of the disclosures to any lender, appraiser and municipality, upon Purchaser's request.

4. CONDITION OF PROPERTY. Purchaser acknowledges that he is purchasing a USED structure in an AS IS condition. Purchaser acknowledges that (a) he has inspected the Property; (b) he has the opportunity to have additional inspections of the Property; and (c) neither Seller nor Listing and Selling Brokers and their salespeople have made any representations or warranties of any kind concerning the Property, upon which the Purchaser has relied, except as set forth in this Agreement. Purchaser acknowledges that (a) the information provided in the multi-list description of the Property is not warranted or guaranteed; and (b) he has not relied on the multi-list description in making this Agreement.

(Initials) Seller LS

(Initials) Purchaser LS

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION

In Re:

DON B. HENSLEY and
MARY V. HENSLEY,

Case No. 11-40556-MBM
Chapter 7
Judge McIvor

Debtors.

**ORDER AUTHORIZING TRUSTEE
TO EMPLOY REAL ESTATE BROKER**

K. Jin Lim, the Chapter 7 Trustee, having filed her Application to Employ Real Estate Broker; and the Court being fully advised in the premises:

IT IS ORDERED that the Trustee is authorized to employ Ralph R. Roberts of Ralph Roberts Realty, LLC, to sell the real property described in the Application.

IT IS FURTHER ORDERED that the amount of rate of broker's compensation shall be seven (7%) of the gross proceeds realized from the Trustee's sale of the real property, which shall be paid after application and after Court order authorizing payment.

Signed on April 13, 2012

/s/ Marci B. McIvor

Marci B. McIvor

United States Bankruptcy Judge

Macomb County Public Records - Full Detail Report W/Community Profile Report

| | | | | |
|--|--------------------------|-----------------------|----------------|--------------|
| Search Listings | Realist.com | Printable View | Map Property | Back To List |
| Full Detail Report w/Community Profile ▼ | | | | |
| Start Transaction | Start Listing Input Form | Report Incorrect Data | Email Property | |

Previous

Next

Location & Ownership

Property ID: 1020332011
Property Address: 37759 EVERGREEN DR
City/ State/ Zip: STERLING HEIGHTS MI 48310-3930
Census Tract: 2314 **Block Group:** 3
Owner Name: JOHN F STIFF
Taxpayer Address: 37759 EVERGREEN DR
City/ State/ Zip: STERLING HEIGHTS MI 48310-3930
City/ Village/ Town: STERLING HEIGHTS
Subdivision: PARKWAY ESTATES
MLS Area: 03101-STERLING HEIGHTS
School District: WARREN CON
Property Category: RS
Land Use: 401

Photos

Map



Legal Description: \$PARKWAY ESTATES SUB LOT 220

Taxes

| Year | Season | Total Ad Valorem | Administrative Fees | Special Assessment | City/ Village / Township | Total Seasonal |
|------|--------|---------------------|------------------------|-----------------------|-----------------------------|-------------------|
| 2011 | Winter | 70.54 | 0.70 | 0.00 | 0.00 | 71.24 |
| 2011 | Summer | 2,868.72 | 28.68 | 0.00 | 0.00 | 2,897.40 |
| 2010 | Winter | 77.89 | 0.77 | 0.00 | 0.00 | 78.66 |
| 2010 | Summer | 3,107.81 | 31.07 | 0.00 | 0.00 | 3,138.88 |
| 2009 | Winter | 87.87 | 0.87 | 0.00 | 0.00 | 88.74 |
| 2009 | Summer | 3,206.46 | 32.06 | 0.00 | 0.00 | 3,238.52 |
| 2008 | Winter | 84.20 | 0.84 | 0.00 | 0.00 | 85.04 |
| 2008 | Summer | 2,993.23 | 20.37 | 0.00 | 0.00 | 3,013.60 |
| 2007 | Winter | 70.22 | 0.70 | 0.00 | 0.00 | 70.92 |
| 2007 | Summer | 2,993.26 | 20.63 | 0.00 | 0.00 | 3,013.89 |

Assessments & Total Annual Tax

| Year | Taxable Value | State Equalized Value | Homestead/ Percent | Total Taxes |
|------|---------------|-----------------------|--------------------|----------------|
| 2011 | 74,300.00 | 74,300.00 | 100.00 | 2,968.64 |
| 2010 | 82,050.00 | 82,050.00 | 100.00 | 3,217.54 |
| 2009 | 92,550.00 | 98,550.00 | 100.00 | 3,327.26 |
| 2008 | 88,650.00 | 107,150.00 | 100.00 | 3,098.64 |
| 2007 | 86,700.00 | 115,850.00 | 100.00 | 3,084.81 |

Transfer Information

| Grantor | Grantee | Sale Date | Deed Date | Sale Price | Deed Type | Liber/ Page |
|----------|---------|------------|------------|------------|-----------|-------------|
| BARBER J | STIFF J | 11/28/1994 | 11/28/1994 | 136,900.00 | WAR/DEED | 06529/ 0702 |

Other Recordings

| Obligee | Obligor | Record Date | Doc Date | Amount | Doc Type | Liber/ Page |
|---------|---------|-------------|----------|--------|----------|-------------|
|---------|---------|-------------|----------|--------|----------|-------------|

Characteristics

| | |
|---------------------------------|-------------------------------------|
| Living Area SF: 1680 | Bedrooms: |
| Basement Square Footage: | Bathrooms: 2 |
| Year Built: 1980 | Pool: |
| Year Remodeled: | Fireplace: Y |
| Exterior: BRICK | Garage Type: ATTACHED GARAGE |
| Stories: 1 | Garage Year Built: |
| Style: | Garage Square Feet: 504 |
| Roof Type/ Cover: / | Garage Length: |
| Basement Type: FULL | Garage Width: |
| Water: | Garage Capacity: |
| Heat Type: FORCED AIR | Gas Service: |
| Heat Fuel: | |
| Central Air: Y | Sewer: |
| #1 Porch/ Breezeway: | Well: |
| #1 Porch Dimensions: | Neighborhood: |
| #2 Porch/ Breezeway: | Septic: |
| #2 Porch Dimensions: | Storm Sewer: |
| Construction Type: | Road Surface: |
| Land Dimension: 93 x 120 | Through Street: |
| Land Sqft: | Topography: |
| Acres: 0.26 | Irregular: Y |

Commercial

Number of Buildings:

Number of Units:

Total Square Feet:

Community Information for Zip Code 48310

Part or All of the Communities of: STERLING HEIGHTS, STERLING HTS

Characteristics: Significant Percentage of Family Households, Nearb

| | | | |
|--------------------------------------|--------|---------------------------------------|-----|
| Total Population: | 42,650 | In Current Residence 5+ Years: | 46% |
| Density (People/Square Mile): | 5,236 | Annual Residential Turnover: | 8% |
| Population Change Since 1990: | 1% | Median Years in Residence: | 4 |
| Population Change Since 2000: | 2% | Median Dwelling Age: | 24 |
| Median Age: | 37.9 | Owner-Occupied Dwellings: | 77% |
| Number of Households: | 14,708 | Renter-Occupied Dwellings: | 18% |

Average Household Size: 3 **Vacant Dwellings:** 5%

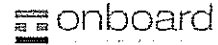
RS/CO LISTINGS FOR SALE

On-Market Listings: 77
Foreclosed Listings: 4
Median List Price: \$135,000.00
Sold Listings (Past Year): 457
Sold Short Sales: 55
Median Sold Price: \$115,600.00
Median Cumulative DOM: 37

RS/CO LISTINGS FOR LEASE

On-Market Listings: 10
Foreclosed Listings: 0
Median List Price: \$1,437.50
Leased Listings (Past Year): 91
Leased Short Sales: 0
Median Sold Price: \$1,310.00
Median Cumulative DOM: 23

Community and demographic content provided by OnBoard Informatics © 2012.

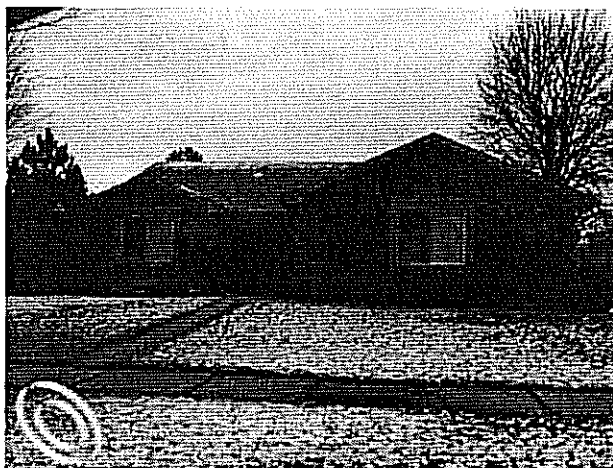


[Click here to view MLS history for this property](#)

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Listing Information

| | | | |
|--|-------------------|--|----------------------------|
| #212019803Ad: 37759 EVERGREEN DR | RES EXPD | ERTS/FS | \$ 95,000 S |
| C: STERLING HEIGHTS 48310-3930 | Map: B 9 | Loc: S FOXHILL E RYAN | Area: 03101 |
| Dir: SOUTH OF FOXHILL AND EAST OF RYAN | | | Protect: 180 |
| Lot Size: 93X120 | Acr: 0 | Front Ft: | Lavs: 0 |
| Prop ID: 1020332011 | Sch: WARREN CON | MBR: 15x13 E | LR: |
| Legal: \$PARKWAY ESTATES SUB LOT 220 | | BR2: 9x11 E | GR: 25x18 E |
| Tax: Sum: \$2,897 Win: \$79 | Assoc. Fee: \$ | BR3: 13x11 E | FR: |
| Year Built: 1980 Oth/Spc: YES | | BR4: | LB: |
| Water Nm: | Adl Doc: Y | Pos: 0 | DR: |
| Sq Ft: 1680 TBS: | FBS: | Src: MLS | KT: 18x10 E |
| Soil Type: | % Wooded: 0 | % Tillable: 0 | % Tiled: 0 |
| Comp Arr: | Sub Agency: N | Buyer Agency: Y 3% Transaction Coord.: N | Ownership: PRIVATE - OWNED |
| 336321 RALPH ROBERTS REALTY LLC | 586-751-0000 | LD: 2/25/2012 | Short Sale: Y |
| CHRIS KAYNE | Agt: 586-751-0000 | Acc: APPT | Gar: Y Ba: Y FP: N |
| Co-List: | Co-List Ph: | Cnt: SHERRY D | Ph: 586-751-0000 |

Agent Only Remarks

Please call 1-800-showing to schedule an appointment subject to final short sale/ bankruptcy approval LC: N

DWP:
PAY:
INT:
TRM:

Features

| | | |
|----------------------|---------------------------------|-----------------------|
| Exterior: BRICK | Architecture: 1-ST | Style: RANCH |
| WaterFront Desc: No | Terms: CONV, CASH | Heating: FRCD AIR |
| Fuel Type: GAS | Cooling: CENTRAL | Bath Desc: 1ST F BTH |
| Garage: 2 CAR, ATT | Foundation: BASEMENT | Exterior Feat: FENCED |
| Road Frontage: PAVED | Water Sewer: MUN WAT, SEW-SANIT | |

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586-751-0000 RALPH ROBERTS REALTY LLC

Languages: English

Server RCO10



Selling Office
Listing Office

Sales Contract

1-1



REMAX SUBURBAN

MLS BRKR# 603

Date March 6, 2012

RALPH ROBERTS REALTY

MLS BRKR#

Time ☐ AM ☒ PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 37759 Evergreen Drive
Sterling Heights, Macomb
County, Michigan, and legally described as: Lot 220 Parkway Estates Subdivision

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include _____ . The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 95,000.00.
3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashiers check, or money order. The sale will be completed by the following method:
- ☒ **CASH:** Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
- ☐ **NEW MORTGAGE:** This agreement is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____. Buyer will apply for the loan within _____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
- ☐ **LAND CONTRACT:** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.
- ☐ **MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.
4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have 5 days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.
5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.
6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.
7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.
8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:
- ☐ **NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

Alc

Ralph R. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026

Phone: (586)731-0000

Fax: (586)620-6469

Ralph Roberts

Untitled

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**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION**

In re:

John and Therese Stiff

Case No. 11-49966

Chapter 7

Honorable Steven W. Rhodes

Debtors.

**ORDER AUTHORIZING TRUSTEE TO EMPLOY
REAL ESTATE AGENT AND BROKER**

THIS MATTER having come before the Court upon the Trustee's Application to Employ Real Estate Agent and Broker, the Court having read same and being otherwise fully advised in the premises;

IT IS HEREBY ORDERED that the Trustee be and hereby is authorized to employ Ralph Roberts as real estate sales agent and Ralph Roberts Realty, LLC as broker with compensation not to exceed 7% of the gross proceeds from the sale of the real property located at 37759 Evergreen, Sterling Heights, MI. Mr. Roberts will not be required to submit hourly time records in order to receive compensation.

IT IS FURTHER ORDERED that all fees and expenses sought by Mr. Roberts and Ralph Roberts Realty, LLC are subject to Court approval.

Signed on February 22, 2012

/s/ Steven Rhodes

Steven Rhodes

United States Bankruptcy Judge



Listing Information

| | | | |
|---|--------------------------|----------------------------|---------------|
| # 212041986Ad: 9119 GARFIELD DR | RES PEND | ERTS/FS | \$ 110,000 S |
| T: NORTHFIELD TWP 48189-9273 | Map: V 1 | Loc: N ASH E LINCOLN | Area: 04041 |
| Dir: EAST SHORE TO LAKEVIEW TO GARFIELD | | | Protect: 15 |
| Lot Size: 120X100 | Acr: 0.28 | Front Ft: 120 | BR: 3 Bath: 2 |
| Prop ID: B00205379033 | Sch: WHITMORE LAKE | | MBR: 12x14 U |
| Legal: ASSR REQUEST **FROM 0205379023 04/09/92 **FROM 0205379024 | | BR2: 13x10 U | LR: 17x12 E |
| 04/09/92 **FROM 0205379025 04/09/92 **FROM 0205379026 04/09/92 NO | | | GR: |
| 45-1 | | | |
| Tax: Sum: \$861 | Win: \$2,131 | Assoc. Fee: \$ | Homestead: Y |
| Year Built: 1992 | Oth/Spc: | | BR3: 13x10 U |
| Water Nm: | Adl Doc: Y | Pos: IMMED | BR4: |
| Sq Ft: 2000 | TBS: | Src: EST | BR5: |
| Soil Type: | % Wooded: 0 | % Tillable: 0 | BFT: |
| Comp Arr: | Sub Agency: Y 3 | Buyer Agency: Y 3 | % Tiled: 0 |
| 336321 RALPH ROBERTS REALTY LLC | Transaction Coord.: Y 3 | Ownership: PRIVATE - OWNED | FR: 14x15 E |
| RALPH ROBERTS | 586-751-0000 | LD: 4/26/2012 | LB: 10x10 E |
| Co-List: WALID BAST | Agt: 586-751-0000 | Acc: APPT | DR: 10x11 E |
| | Co-List Ph: 734-934-3498 | Cnt: WALID BAST | KT: 09x09 E |
| | | | |

Agent Only Remarks

All showings call 1800SHOWING. Within walking distance to downtown Whitmore lake. Lake privileges to all sports whitmore lake. 3 bedroom, 2.5 baths. Kitchen opens to family room with a nice field stone fireplace, some wood floors, recess lighting & an open floor plan. Sold as is, purchaser is responsible for all insp. & repairs if any. all offers & commissions are subject to 3rd party approval. All info is estimated. 24 Hour notice to show.

Features

| | | |
|------------------------|--|------------------------------|
| Exterior: VINYL | Architecture: 2-ST | Style: COLONIAL |
| WaterFront Desc: No | Terms: CONV, FHA, CASH | Heating: FRCD AIR |
| Fuel Type: GAS | Cooling: CENTRAL | Water Heater: GAS |
| Fireplace Type: FAM RM | Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH | Garage: 2 CAR, ATT |
| Foundation: CRAWL | Road Frontage: GRAVEL | Water Sewer: WELL, SEW-SANIT |

Pending Information

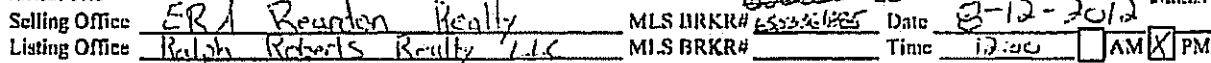
| | |
|----------------------|-----------|
| Pend Date: 7/30/2012 | DOM: 95 N |
| Sell Off: ID: | Sell Agt: |

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586-751-0000 RALPH ROBERTS REALTY LLC
Languages: English
Server RCO8



1-1



1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 9114 Garfield Dr
Whitmore Lake, MI 48189-9273
Washtenaw County, Michigan, and legally described as:

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include _____ . The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 20,000.
3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashiers check, or money order. The sale will be completed by the following method:
- ☐ **CASH:** Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
- ☒ **NEW MORTGAGE:** This agreement is contingent on Buyer's ability to obtain a(n) Conventional mortgage loan in the amount of \$ 20,000. Buyer will apply for the loan within 5 days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
- ☐ **LAND CONTRACT:** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.
- ☐ **MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.
4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have 10 days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.
5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.
6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.
7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.
8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:
- ☐ **NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

Page 1 of 4

Fax: (586) 620-6469

Ralph Roberts

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United

**IN THE BANKRUPTCY COURT FOR THE UNITED STATES
FOR THE EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION**

In the matter of:

Heather Dare

Debtor(s)

Case No. 11-71560

Chapter 7

Hon. Marci B. McIvor

ORDER ALLOWING APPOINTMENT OF REAL ESTATE BROKER

This matter having come on to be heard upon the attached Trustee's Application for Authority to Employ Real Estate broker and the Court having reviewed it and being otherwise fully advised in the premises;

IT IS HEREBY ORDERED AND ADJUDGED that Douglas S. Ellmann, Chapter 7 Trustee, is hereby authorized and empowered to employ, Ralph Roberts Realty LLC as Real Estate broker in the above entitled case under the terms and conditions stated in the application.

IT IS FURTHER ORDERED AND ADJUDGED that all fees awarded to the Real Estate broker for the Trustee are subject to the approval of the Court.

Signed on August 01, 2012

/s/ Marci B. McIvor
Marci B. McIvor
United States Bankruptcy Judge



Listing Information

| | | | |
|--|----------------------------|-----------------------------|----------------------------|
| #212017209Ad: 32239 Groat Blvd | RES PEND | ERTS/FS | \$ 144,900 S |
| T: BROWNSTOWN TWP 48173-8635 | Map: S 26 | Loc: S WOODRUFF W JEFFERSON | Area: 05173 |
| Dir: JEFFERSON TO WOODRUFF TO DAY LILLY | | | Protect: 15 |
| Lot Size: 80X127 | Acr: 0.23 | Front Ft: 80 | Lavs: 1 |
| Prop ID: 70152010043000 | Sch: GIBALTAR | BR: 4 Bath: 2 | LR: 17x16 E |
| Legal: 11C 43 T5S UNIT 43 WAYNE COUNTY CONDO SUB PLAN 474 AKA RIVER VALLEY L29824 P2909-2976 | | MBR: 17x14 U | GR: |
| Tax: Sum: \$1,833 Wln: \$1,790 | Assoc. Fee: \$ | Homestead: Y | BR3: 11x12 U |
| Year Built: 2002 Oth/Sp: YES | | | FR: 20x22 E |
| Water Nm: | Adl Doc: Y | Pos: IMMED | BR4: 11x12 U |
| Sq Ft: 2616 | TBS: | Src: PRD | BR5: |
| Soil Type: | FBS: | BFT: | DR: 17x16 E |
| Comp Arr: | % Wooded: 0 | % Tillable: 0 | KT: 14x20 E |
| Sub Agency: Y 3 | Buyer Agency: Y 3 | Transaction Coord.: Y 3 | Ownership: PRIVATE - OWNED |
| 336321 RALPH ROBERTS REALTY LLC | 586-751-0000 | LD: 2/17/2012 | Short Sale: Y |
| RALPH ROBERTS | Agt: 734-934-3498 | Acc: APPT/LCKBX | Gar: Y Ba: Y FP: Y |
| Co-List: WALID BAST | Co-List Ph: (734) 934-3498 | Cnt: SHOWNGTIME | Ph: 800SHOWING |

Agent Only Remarks

click on schedule a showing. sharp 4 bedroom, 2.5 baths newer construction. Formal dining and living room, spacious kitchen with dining area, huge Family Room & more. Must see! Please refer to uploaded docs for offer instructions. Sold AS IS, purchaser is responsible for all insp. & repairs if any. Offers subject to 3rd party approval, negos handled by special counsel on behalf of estate for quick turn around.

LC: N
DWP:
PAY:
INT:
TRM:

Features

| | | |
|-----------------------------------|---|--|
| Exterior: BRICK, VINYL | Architecture: 2-ST | Style: COLONIAL |
| WaterFront Desc: No | Terms: CONV, CASH | Heating: FRCD AIR |
| Fuel Type: GAS | Cooling: CENTRAL | Water Heater: GAS |
| Fireplace Type: FAM RM | Bath Desc: 1ST F BTH, 1ST F LAV, 2ND F BTH, MBR BTH | Other Rooms: DINING RM, LIVING RM, FAMILY RM |
| Garage: 2 CAR, ATT, OPENER, ELECT | Foundation: BASEMENT | Basement Type: UNFINISHED |
| Exterior Feat: SPRINKLR | Road Frontage: PAVED | Water Sewer: MUN WAT |

Pending Information

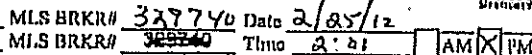
| | | |
|---------------------|-----------|-----------|
| Pend Date: 3/2/2012 | DOM: 56 Y | |
| Sell Off. ID: | Sell Off: | Sell Agt: |

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586-751-0000 RALPH ROBERTS REALTY LLC
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1-1



UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION—DETROIT

IN RE MATTHEW AND JENNIFER NELSON,

Debtors.

CHAPTER 7

CASE NO. 10-58843

JUDGE WALTER SHAPERO

ORDER APPROVING TRUSTEE'S EMPLOYMENT OF REAL ESTATE BROKER

The Court has considered the Trustee's application to employ a real estate broker and finds good cause to enter this Order.

IT IS ORDERED as follows:

A. The Trustee is authorized to employ Ralph Roberts Realty, LLC as real estate broker on a percentage fee basis pursuant to 11 U.S.C. § 328 with compensation not to exceed 7% of the gross proceeds from the sale of the real property located 32239 Groat, Brownstown MI 48188. Mr. Roberts will not be required to submit hourly time records in order to receive compensation.

B. All fees and expenses sought by Mr. Roberts and Ralph Roberts Realty, LLC are subject to Court approval.

Signed on January 17, 2012

/s/ Walter Shapero

Walter Shapero

United States Bankruptcy Judge



Listing Information

| | | | |
|--|----------------------------|----------------------------|----------------------------|
| #212035188Ad: 368 N HARVEY ST | RES PEND | ERTS/FS | \$ 114,900 S |
| C: PLYMOUTH 48170-1223 | Map: F 5 | Loc: N PENNINMAN W N MILLS | Area: 05013 |
| Dir: PENNINMAN TO CHURCH TO HARVEY | | | Protect: 15 |
| Lot Size: 50X124 | Acr: 0.14 | Front Ft: 50 | Lavs: 0 |
| Prop ID: 49005110100000 | Sch: PLYMOUTH CANTON | MBR: 12x10 U | LR: 12x18 E |
| Legal: 26R100 LOT 100 ALSO W 1/2 ADJ VAC ALLEY KATE E ALLENS ADDITION TO | | BR2: 10x11 U | GR: |
| PLYMOUTH VILLAGE TIS R8E L22 P54 WCR | | | |
| Tax: Sum: \$3,200 Win: \$359 | Assoc. Fee: \$ | Homestead: Y | BR3: |
| Year Built: 1910 | Oth/Spc: | | BR4: |
| Water Nm: | Adl Doc: Y | Pos: IMMED | BR5: |
| Sq Ft: 840 | TBS: | Src: PRD | BFT: |
| Soil Type: | FBS: | % Tillable: 0 | % Tiled: 0 |
| Comp Arr: | % Wooded: 0 | | |
| Sub Agency: Y 3 | Buyer Agency: Y 3 | Transaction Coord.: Y 3 | Ownership: PRIVATE - OWNED |
| 336321 RALPH ROBERTS REALTY LLC | 586-751-0000 | LD: 4/9/2012 | Short Sale: Y |
| RALPH ROBERTS | Agt: 734-934-3498 | Acc: APPT/LCKBX | Gar: Y Ba: Y FP: N |
| Co-List: WALID BAST | Co-List Ph: (734) 934-3498 | Cnt: WALID BAST | Ph: 734-934-3498 |

Agent Only Remarks

All showings call 1800SHOWING..Location...Location...potential galore. Great opportunity is this fixer upper within walking distance to down town Plymouth. Sold as is, purchaser is responsible for all inspections and repairs, seller WILL NOT make or pay for any repairs. Please refer to uploaded docs for offer instructions. All offers and commissions are subject to 3rd party approval. All info is estimated and must be verified.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: ALUMINUM
WaterFront Desc: No
Fuel Type: GAS
Foundation: BASEMENT

Architecture: 2-ST
Terms: CASH, FHA 203K
Bath Desc: 1ST F BTH
Road Frontage: PAVED

Style: COLONIAL
Heating: FRCD AIR
Garage: 1 CAR
Water Sewer: MUN WAT

Pending Information

Pend Date: 5/10/2012
Sell Off. ID:

DOM: 31 N
Sell Off:

Sell Agt:

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Selling Office Ralph Roberts Realty, LLC MLS BRKR# _____ Date May 4, 2012
 Listing Office Coldwell Banker Welr Manuel - Plymouth MLS BRKR# 195105 Time _____ AM _____ PM

- OK
Bugs Initials

Ralph L. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
Phone: (586)751-0000 Fax: (586)620-6469 Ralph Roberts

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UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION

In Re:

AUDREY MARIE REDMANN,

Debtor.

Case No. 11-43818-wsd
Chapter 7
Judge Shapero

**ORDER AUTHORIZING TRUSTEE
TO EMPLOY REAL ESTATE BROKER**

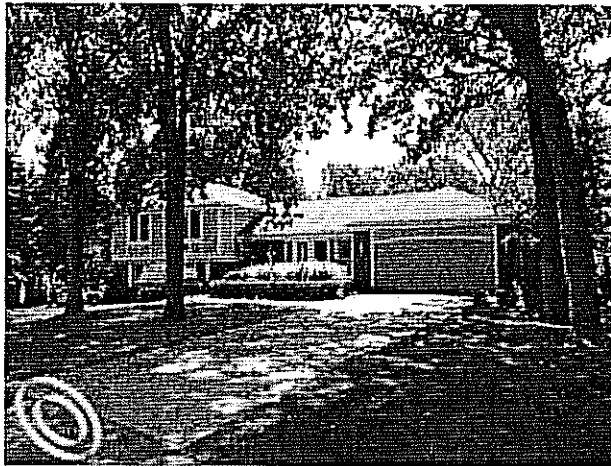
K. Jin Lim, the Chapter 7 Trustee, having filed her Application to Employ Real Estate Broker; and the Court being fully advised in the premises:

IT IS ORDERED that the Trustee is authorized to employ Ralph R. Roberts of Ralph Roberts Realty, LLC, to sell the real property described in the Application.

IT IS FURTHER ORDERED that the amount of rate of broker's compensation shall be seven (7%) of the gross proceeds realized from the Trustee's sale of the real property, which shall be paid after application and after Court order authorizing payment.

Signed on March 30, 2012

/s/ Walter Shapero
Walter Shapero
United States Bankruptcy Judge



#212087206 Ad: 35330 LANCASHIRE CT
C: LIVONIA 48152-4814
 Dir: **SIX MILE TO WAYNE NORTH TO LANCASHIRE**
 Lot Size: **79X208** Acr: **0.38** Front Ft: **79**
 Prop ID: **46034020044000** Sch: **LIVONIA**
 Legal: **09H44 SHEFFIELD SUB T1S R9E L97 P33 34 35 WCR LOT 44**
 Tax: Sum: **\$2,384** Win: **\$2,346** Assoc. Fee: \$ Homestead: **Y**
 Year Built: **1977** Oth/Spc: **YES**
 Water Nm: Adl Doc: **Y** Pos: **IMMED**
 Sq Ft: **2579** TBS: FBS: Src: **PRD**
 Soil Type: % Wooded: **0** % Tillable: **0** % Tiled: **0**
 Comp Arr: Sub Agency: **Y 3** Buyer Agency: **Y 3** Transaction Coord.: **Y 3** Ownership: **PRIVATE - OWNED**
336321 RALPH ROBERTS REALTY LLC **586-751-0000** LD: **8/22/2012** Short Sale: **Y**
RALPH ROBERTS Agt: **734-934-3498** Acc: **APPT/LCKBX** Gar: **Y** Ba: **Y** FP: **Y**
 Co-List: **WALID BAST** Co-List Ph: **(734) 934-3498** Cnt: **WALID BAST** Ph: **734-934-3498**

Agent Only Remarks

All showings Call 800 SHOWING! Lets pool around this summer. Superb location and lay out on this gorgeous quad in sheffield sub. Almost 2600 sq.ft. of living space w all the amenities. Inground pool, 2 decks. Beautiful all year round sun room overlooking the pool. MUST SEE! Please refer to uploaded docs for offer instructions. Offers & comms subject to 3rd party approval. Negos are handled by special counsel.

LC: **N**
 DWP:
 PAY:
 INT:
 TRM:

Features

Exterior: **BRICK, OTHER**
 WaterFront Desc: **No**
 Fuel Type: **GAS**
 Fireplace Type: **FAM RM, GAS**

Architecture: **QUAD-LVL**
 Terms: **CONV, FHA, CASH**
 Cooling: **CENTRAL**
 Interior Feat: **WET BAR, INTRCM, CABLE**
AVL, CENT VAC, HUMIDF
 Garage: **2 CAR, ATT, OPENER**

Style: **SPLIT LEVEL**
 Heating: **FRCD AIR**
 Water Heater: **GAS**
 Bath Desc: **1ST F**
BTH, MBR BTH
 Foundation:
BASEMENT
 Road Frontage:
PAVED

Other Rooms: **DINING RM, 1ST FL LAU, 1ST FL MBR,**
LIVING RM, FAMILY RM, BRKFST RM
 Basement Type: **UNFINISHED**

Exterior Feat: **POOL-INGR, DECK, PORCH,**
SPRINKLR

Water Sewer: **MUN WAT**

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 586-751-0000 RALPH ROBERTS REALTY LLC
 Languages: English
 Server RCO10



REALTORS

Sales Contract



Selling Office RE/MAX CLASSIC
Listing Office _____

MLS BRKR# 236814 Date 9/11/12
MLS BRKR# _____ Time ☐ AM ☐ PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 35330 LANCASTHIRE CT
LIVONIA
WAYNE County, Michigan, and legally described as: 3466FIELD SUB LOT 44

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include _____ The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 249,800
3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashier's check, or money order. The sale will be completed by the following method:

- ☐ **CASH:** Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
☒ **NEW MORTGAGE:** This agreement is contingent on Buyer's ability to obtain a(n) CONVENTIONAL mortgage loan in the amount of \$ 249,800. Buyer will apply for the loan within 7 days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before 10/20/12, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
☐ **LAND CONTRACT:** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____, or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.
☐ **MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____. Upon Seller's delivery of a warranty deed of a land contract assignment, Buyer will reimburse Seller at closing for any funds held in escrow.

4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 10 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have 5 days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.

5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.

6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.

8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:

- ☒ **NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

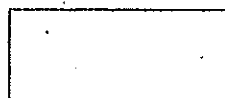
Ralph K. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
Phone: (586) 751-0000 Fax: (586) 620-6469 Ralph Roberts

Produced with ziplogix by ziplogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.ziplogix.com

Unfilled

Rene Robert Trustee
by his attorney
J.M.

Trustee
Initial



Buyer
Initial

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION

In Re:

GERALD E. JASON and
PHYLLIS A. JASON,

Case No. 11-71917-mbm
Chapter 7
Judge McIvor

Debtors.
_____ /

ORDER AUTHORIZING TRUSTEE TO EMPLOY COUNSEL

Gene R. Kohut, the Chapter 7 Trustee, having filed his Application to Employ Counsel; and the Court being fully advised in the premises:

IT IS ORDERED that:

A. Rodney M. Glusac/Bernardi, Ronayne & Glusac, P.C. is authorized to be employed as attorneys for the Trustee in this case pursuant to the terms and conditions set forth in the Application and its supporting affidavit; and

B. Compensation shall be paid after application and Court Order authorizing payment.

Signed on January 18, 2012

/s/ Marci B. McIvor
Marci B. McIvor
United States Bankruptcy Judge



Listing Information

| | | | |
|--|----------------------------|----------------------------|--------------------|
| #212011888Ad: 47806 PAVILLON RD | RES PEND | ERTS/FS | \$ 279,900 S |
| T: CANTON TWP 48188-6288 | Map: B 10 | Loc: S CHERRY HILL W BECK | Area: 05071 |
| Dir: SOUTH ON BECK TO TORRINGTON PARK WEST TO PAVILLON | | | Protect: 15 |
| Lot Size: IRREG | Acr: 0 | Front Ft: | Lavs: 1 |
| Prop ID: 71077020253000 | Sch: PLYMOUTH CANTON | BR: 4 Bath: 3 | LR: 20x18 E |
| Legal: 20B253 LOT 253 FAIRWAYS WEST SUB NO. 2 T2S R8E L112 P56 TO 68 WCR | | MBR: 20x16 U | GR: 22x20 E |
| Tax: Sum: \$2,823 Wln: \$2,971 | Assoc. Fee: \$400 ANNUALLY | BR2: 14x16 U | FR: |
| Year Built: 1997 Oth/Spc: | Homestead: Y | BR3: 14x12 U | LB: 14x12 E |
| Water Nm: | Adl Doc: Y | BR4: 12x12 U | DR: 14x12 E |
| Sq Ft: 3386 TBS: | FBS: | BR5: | KT: 14x20 E |
| Soil Type: | % Wooded: 0 | BFT: | |
| Comp Arr: | % Tillable: 0 | % Tiled: 0 | |
| Sub Agency: Y 3 | Buyer Agency: Y 3 | Ownership: PRIVATE - OWNED | |
| 336321 RALPH ROBERTS REALTY LLC | Transaction Coord.: Y 3 | LD: 2/3/2012 | Short Sale: Y |
| RALPH ROBERTS | 586-751-0000 | Acc: APPT/LCKBX | Gar: Y Ba: Y FP: Y |
| Co-List: WALID BAST | Agt: 734-934-3498 | Cnt: WALID BAST | Ph: 800 SHOWING |
| | Co-List Ph: (734) 934-3498 | | |

Agent Only Remarks

Showings thru showing desk. Almost 3400 Sq. Ft. of living space. Open concept. Grand foyer, vaulted ceilings thru out. Formal living & dining rooms, great room w/f/p, huge kitchen w/dining area, too many magnificent features to mention. Offers & comms R subject to 3rd party approval. Short sale is handled by special counsel on behalf of the estate. Quick turn around. Refer to uploaded docs 4 offer instructions.

Features

| | | |
|-----------------------------------|--|--|
| Exterior: BRICK | Architecture: 2-ST | Style: COLONIAL |
| WaterFront Desc: No | Terms: CONV, FHA, CASH | Heating: FRCD AIR |
| Fuel Type: GAS | Cooling: CENTRAL | Water Heater: GAS |
| Fireplace Type: LIV RM, OTHER | Bath Desc: 1ST F LAV, 2ND F BTH, BSM BTH | Other Rooms: DINING RM, 1ST FL LAU, LIVING RM, GREAT RM, LIBR/STDY |
| Garage: 3 CAR, ATT, OPENER, ELECT | Foundation: BASEMENT | Exterior Feat: PATIO, SPRINKLR, OUTSD LGHT |
| Road Frontage: PAVED | Water Sewer: MUN WAT | |

Pending Information

| | | |
|----------------------|------------|-----------|
| Pend Date: 6/11/2012 | DOM: 154 Y | |
| Sell Off. ID: | Sell Off: | Sell Agt: |

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Generated by LISA PEARCY on Friday, September 28, 2012
586-751-0000 RALPH ROBERTS REALTY LLC
Languages: English
Server RCOB

1812 MIDDLEBELT
GARDEN CITY, MI 48135

FAX (734) 525-1311
(734) 525-7900



"EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED"

OFFER TO PURCHASE
REAL ESTATE

1. The undersigned hereby offers and agrees to purchase the following land situated in the TOWNSHIP of CANTON,
TOYHUS County, Michigan, legally described as follows: 200253 LOT 363 FAIRWAYS WEST SUB 110, 2 235
commonly known as 47005 FAULTON together with all fixtures, improvements and appurtenances,
including all built-in equipment, shelving, cabinets, fireplace enclosure, screen, gas log, grate, and gas attachment, all lighting fixtures and ceiling
fans, attached carpeting, all window treatments, shades, curtains and drapery rods, attached mirrors, television antennas, rotor and controls,
storm doors, storm windows and screens, awnings, garage door opener and transmitters, water softener (rental units excluded), security systems
(rental units excluded), central vacuum and attachments, attached humidifier, landscaping, gas, oil and mineral rights, if any, now in or on the
premises, and

and to pay therefor the sum of Two Hundred Fifty Thousand Dollars, (\$ 250,000)
subject to the existing building and use restrictions, easements and zoning ordinances, if any, upon the following conditions:
THIS SALE TO BE CONSUMMATED BY PARAGRAPH A (1) CASH CHECK BOX WHICH APPLIES

☐ A. CASH SALE: Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made by cashier's check.
☒ B. CASH SALE WITH NEW MORTGAGE: Delivery of the usual Warranty Deed conveying a marketable title. Payment of the purchase money is to be made by cashier's check. This Agreement is contingent upon the Purchaser being able to secure a CONVENTIONAL mortgage in the amount of \$ 225,000 and pay \$ 25,000 down plus mortgage costs, prepaid items and adjustments in cash. Purchaser agrees to apply for such mortgage at his/her own expense within 7 calendar days from Seller's acceptance of this Agreement. Purchaser agrees to promptly comply with lender's request from information required to process the loan application. If a firm commitment for such mortgage cannot be obtained within 30 calendar days from date of Seller's acceptance, this Agreement can be declared null and void at Seller's written option and the deposit shall be returned upon execution of mutual release.

APPLICABLE TO FHA OR VA SALES ONLY: See attached FIA/VA Addendum.
☐ C. SALE TO EXISTING MORTGAGE: See attached Sale to Existing Mortgage Addendum.
☐ D. SALE ON LAND CONTRACT: See attached Land Contract Sale Addendum.

2. The Sellers shall deliver and the Purchaser shall accept possession of said property, subject to the rights of present tenants, if any. If the Seller occupies the property, it shall be vacated on or before THIRTY days after closing. From the day after date of closing through and including the date of vacating the property as agreed, SELLER SHALL PAY the sum of \$ _____ per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ _____ as security for said occupancy charge, paying to the Purchaser the amount due and returning to the Seller the unused portion as determined by date property is vacated and keys surrendered to Broker. Broker has no obligation implied or otherwise for seeing that the premises are vacated on the date specified or for the condition of the premises. Broker is only acting as an escrow agent for holding of the occupancy deposit.

3. The Broker is hereby authorized to present this offer. The deposit of Seven Thousand Five Hundred Dollars (\$ 7,500) in the form of a CHECK shall be held by CASTELLI in accordance with the rules and regulations of the Michigan Department of Consumer and Industry Services and applies to the purchase price upon consummation of sale or will be returned to Purchaser if offer is declined by Seller. DEPOSIT IS DUE UPON COMPLETION OF PRIVATE INSPECTION IF APPLICABLE.

4. Upon acceptance of this agreement by the Seller and conveyance of title in the condition required herein, the Seller and Purchaser agree to consummate the sale on or before 8/18/12. See Addendum

5. AGENCY: Purchaser and Seller hereby acknowledge that the selling broker/sales associates are acting in the capacity of: (CHECK ONE ONLY)
☐ Seller's Agent ☒ Buyer's Agent ☐ Dual Agent ☐ Transaction Coordinator

6. LEAD-BASED PAINT: (SELLER AND PURCHASER TO INITIAL PARAGRAPHS WHICH APPLY)
☒ Seller's Agent ☒ Buyer's Agent

Seller represents and the Purchaser acknowledges that the housing on the above described property was constructed after 12/31/77 and hereby is exempt under 42 U.S.C. 4852(d) (the lead paint disclosure regulation).
Seller represents and the Purchaser acknowledges that the housing on the above described property was constructed before 12/31/77. Purchaser acknowledges that prior to signing this Agreement of Sale, Purchaser has received and reviewed a copy of the Lead-Based Paint Seller's Disclosure Form completed by the Seller on 8/18/12, the terms of which are incorporated herein by reference.

Purchaser shall have a 10 day opportunity after the date of this Agreement to conduct an inspection of the property for the presence of lead-based paint and/or lead-based hazards (Federal regulations require a 10-day period or other mutually agreed upon period of time). If Purchaser is not satisfied with the results of this inspection, upon notice from Purchaser to Seller within this period, this Agreement shall terminate and any deposit shall be refunded to Purchaser.

Purchaser hereby waives his/her opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

7. ADDITIONAL DOCUMENTS ATTACHED: The following are attached hereto and are made a part hereof (CHECK ALL WHICH APPLY)
☒ Seller's Disclosure Statement ☐ 73 Hour Contingency Agreement ☐ Sale to Existing Mortgage Addendum ☐ Addendum to Agreement of Sale
☒ Lead-Based Paint Seller's Disclosure ☐ Condominium Addendum ☐ Land Contract Sale Addendum ☐
☐ FIA/VA Addendum ☒ Notice of Buyer Agency ☐ Swimming Pool Addendum ☐
☐ FIA Agreement of Sale Addendum ☐ Dual Agency Agreement ☐ Private Road Addendum ☐

GENERAL CONDITIONS of sale printed on reverse side are incorporated and made a part hereof.
ADDITIONAL CONDITIONS, if any: none 812 P56 TO 606N
Subject to Short Sale Approval

PURCHASER'S SIGNATURE AND ACKNOWLEDGEMENT OF RECEIPT: Purchaser acknowledges the receipt of a copy of this document.
Walter D. Dorn 2-9-12

SELLER'S ACCEPTANCE OF AGREEMENT OF SALE: The undersigned Seller accepts this offer and acknowledges receipt of a copy of this Agreement of Sale. Seller further agrees that RALPH ROBERTS JR and CASTELLI AS AUTHORIZED Broker(s) has/have procured said Agreement and has/have brought about this sale and hereby directs that no further offers be presented after acceptance of this Agreement of Sale. Seller further agrees to pay Broker(s), for services rendered, a commission as set forth in the listing agreement, for the sale of the property. If sale is not consummated for any reason not attributable to Broker(s) and deposit is forfeited, Broker(s) may retain one-half thereof (not to exceed the full commission) in full payment for services rendered.
Walter D. Dorn Trustee Signature

PURCHASER'S ACKNOWLEDGEMENT OF RECEIPT: The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance.
Walter D. Dorn

This contract is for use by Realcomp subscribers. Use by any other party is illegal and voids the contract.

Instant
Forms

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION—DETROIT

IN RE TAMARA JORGENSEN,

Debtor.

CHAPTER 7
CASE NO. 11-55044
JUDGE MARCI B. McIVOR

ORDER APPROVING TRUSTEE'S EMPLOYMENT OF REAL ESTATE BROKER

The Court has considered the Trustee's application to employ a real estate broker and finds good cause to enter this Order.

IT IS ORDERED as follows:

A. The Trustee is authorized to employ Ralph Roberts Realty, LLC as real estate broker on a percentage fee basis pursuant to 11 U.S.C. § 328 with compensation not to exceed 7% of the gross proceeds from the sale of the real property located 47806 Pavillon, Canton MI 48188. Mr. Roberts will not be required to submit hourly time records in order to receive compensation.

B. All fees and expenses sought by Mr. Roberts and Ralph Roberts Realty, LLC are subject to Court approval.

Signed on January 11, 2012

/s/ Marci B. McIvor
Marci B. McIvor
United States Bankruptcy Judge



Listing Information

| | | | |
|--|----------------------------|----------------------|----------------------------|
| #212037880Ad: 49129 PENINSULAR DR | RES PEND | ERTS/FS | \$ 254,900 S |
| T: VAN BUREN TWP 48111-4977 | Map: B 16 | Loc: N W HURON RIV E | Area: 05111 |
| | | LINDAVISTA | |
| Dir: RAWSONVILLE TO HURON RIVER E TO MISSION POINTE | | | Protect: 15 |
| Lot Size: 80X130 | Acr: 0.24 | Front Ft: 80 | BR: 4 Bath: 3 |
| Prop ID: 83079030078000 | Sch: VAN BUREN | | MBR: 17x15 U |
| Legal: *20G78* LOT 78 MISSION POINTE ON THE LAKE SUB T3S R8E L 120 P 80 TO | | | BR2: 12x13 U |
| 91 WCR-K-88,40 | | | GR: |
| Tax: Sum: \$2,267 Wln: \$1,394 | Assoc. Fee: \$280 ANNUALLY | Homestead: Y | BR3: 15x12 U |
| Year Built: 2005 Oth/Spc: YES | | | BR4: 12x13 U |
| Water Nm: | Adl Doc: Y | Pos: IMMED | BR5: |
| Sq Ft: 3215 TBS: | FBS: | Src: PRD | BFT: |
| Soil Type: | % Wooded: 0 | % Tillable: 0 | % Tiled: 0 |
| Comp Arr: | Sub Agency: Y 3 | Buyer Agency: Y 3 | Transaction Coord.: Y 3 |
| 336321 RALPH ROBERTS REALTY LLC | | | Ownership: PRIVATE - OWNED |
| RALPH ROBERTS | | | LD: 4/16/2012 |
| Co-List: WALID BAST | | | Short Sale: Y |
| | | | Acc: APPT/LCKBX |
| | | | Gar: Y Ba: Y FP: Y |
| | | | Ph: 734-934-3498 |

Agent Only Remarks

2 show Call 800 SHOWING With room to roam & endless list of upgrades; Cherry cabinets, granite. MUST SEE!! Please refer to uploaded docs for offer instructions. offers & commissions are subject to 3rd party approval. Short sale negotiations are handled by special counsel on behalf of the estate. Purchaser is responsible for paying \$410 water meter installation fee in addition to ANY and ALL inspection fees. SOLD ABSOLUTELY AS IS.

LC: N
DWP:
PAY:
INT:
TRM:

Features

| | | |
|---|---|---------------------------|
| Exterior: BRICK | Architecture: 2-ST | Style: COLONIAL |
| WaterFront Desc: No | Terms: CONV, FHA, CASH | Heating: FRCD AIR |
| Fuel Type: GAS | Cooling: CENTRAL | Water Heater: GAS |
| Fireplace Type: GRT RM | Interior Feat: INTRCM, CABLE AVL, SMP PUMP, | Bath Desc: 1ST F LAV, 2ND |
| | JETTED TUB, SECURITY ALARM (OWNED) | F BTH, MBR BTH |
| Other Rooms: DINING RM, 1ST FL LAU, REC. | Garage: 3 CAR, ATT, OPENER, ELECT | Foundation: BASEMENT |
| RM, LIVING RM, FAMILY RM, LIBR/STDY | | |
| Exterior Feat: DECK, SPRINKLR, OUTSD LGHT | Road Frontage: PAVED | Water Sewer: MUN WAT |

Pending Information

| | | |
|----------------------|------------|-----------|
| Pend Date: 6/11/2012 | DOM: 108 Y | |
| Sell Off, ID: | Sell Off: | Sell Agt: |

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Generated by LISA PEARCY on Friday, September 28, 2012
586-751-0000 RALPH ROBERTS REALTY LLC
Languages: English
Server RCOB



Sales Contract

I-1



Selling Office: RE/MAX DREAM PROPERTIES MLS BRKR# 367613 Date 04/17/2012
 Listing Office: RALPH ROBERTS REALTY, LLC MLS BRKR# 336321 Time AM PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 19129 PENINSULAR DRIVE
VAN BUREN TWP, MI 48111-1977
WAYNE County, Michigan, and legally described as: *20G78* LOT 78 MISSION POINTE
ON THE LAKE SUB T3S R5E L 120 P 80 to 91 WCR-R-88.40

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include . The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 255,000.00.
3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashiers check, or money order. The sale will be completed by the following method:
☐ CASH: Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
☒ **NEW MORTGAGE:** This agreement is contingent on Buyer's ability to obtain a(n) CONVENTIONAL mortgage loan in the amount of \$ 222,500.00. Buyer will apply for the loan within 5 days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before 06/15/12, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
☐ **LAND CONTRACT:** Buyer will pay \$ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ or more, including annual interest of percent. Buyer will pay the entire balance, which may require a lump-sum payment, within years after closing.
☐ **MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.
4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have 3 days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.
5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.
6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.
7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.
8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:
☐ **NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

Ralph R. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
 Phone: (586)751-0000 Fax: (586)620-6460 Ralph Roberts

Untitled

5/9/12 1:07pm
 sent to husband
 of Dickman
 (initials)

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION—DETROIT

IN RE RONNIE AND TRACIE SMITH,

Debtor.

CHAPTER 7
CASE NO. 11-71064
JUDGE THOMAS J. TUCKER

ORDER APPROVING TRUSTEE'S EMPLOYMENT OF REAL ESTATE BROKER

The Court has considered the Trustee's application to employ a real estate broker and finds good cause to enter this Order.

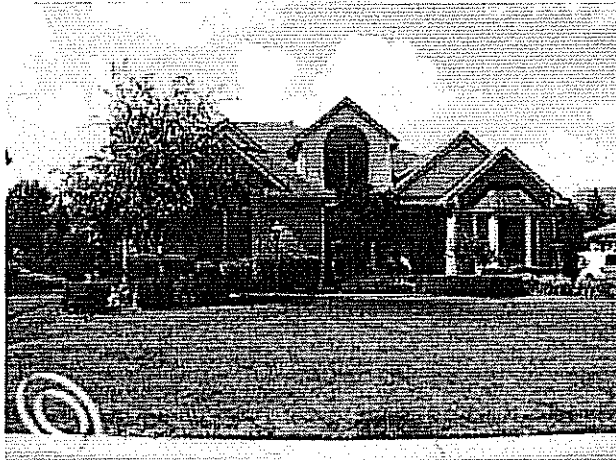
IT IS ORDERED as follows:

A. The Trustee is authorized to employ Ralph Roberts Realty, LLC as real estate broker on a percentage fee basis pursuant to 11 U.S.C. § 328 with compensation not to exceed 7% of the gross proceeds from the sale of the real property located at 49129 Peninsular Drive, Belleville MI 48111. Mr. Roberts will not be required to submit hourly time records in order to receive compensation.

B. All fees and expenses sought by Mr. Roberts and Ralph Roberts Realty, LLC are subject to Court approval.

Signed on February 22, 2012

/s/ Thomas J. Tucker
Thomas J. Tucker
United States Bankruptcy Judge



Listing Information

| | | | |
|--|----------------------------|----------------------|--------------------|
| #212008542Ad: 47576 PINE CREEK CT | RES CWTH | ERTS/FS | \$ 249,900 S |
| T: NORTHVILLE TWP 48168-8526 | Map: B 2 | Loc: N 6 MILE W BECK | Area: 05011 |
| Dir: ENTER PINE CREEK OFF BECK | | | Protect: 30 |
| Lot Size: 80X170 | Ac: 0 | Front Ft: 80 | Lavs: 1 |
| Prop ID: 77032030003000 | Sch: NORTHVILLE | BR: 4 Bath: 2 | LR: |
| Legal: 08G3 LOT 3 PINE CREEK ESTATES T15 R8E L111 P 68 TO 73 WCR | | MBR: 16x13 E | GR: 21x18 E |
| Tax: Sum: \$3,432 Win: \$2,392 | Assoc. Fee: \$500 ANNUALLY | BR2: 12x11 U | FR: |
| Year Built: 1997 Oth/Spc: | Homestead: Y | BR3: 12x11 U | LB: |
| Water Nm: | Adl Doc: N | BR4: 13x13 U | DR: |
| Sq Ft: 2800 TBS: | FBS: | BR5: | KT: 13x10 E |
| Soil Type: | % Wooded: 0 | BFT: 19x12 E | |
| Comp Arr: | % Tillable: 0 | % Tiled: 0 | |
| Sub Agency: Y 50/50 Buyer Agency: Y 50/50 Transaction Coord.: Y 50/50 Ownership: PRIVATE - OWNED | | | |
| 336321 RALPH ROBERTS REALTY LLC | 586-751-0000 | LD: 1/25/2012 | Short Sale: Y |
| RALPH ROBERTS | Agt: 586-751-0000 | Acc: APPT | Gar: Y Ba: Y FP: Y |
| Co-List: WALID BAST | Co-List Ph: (734) 934-3498 | Cnt: WALID BAST | Ph: 734-934-4398 |

Agent Only Remarks

Showings call 800 showing. Absolutely impeccable! Mrs. clean lives here. Well kept & maintained 2800 sq. ft. of living space. Featuring a grand foyer w/cathedral ceilings, a magnificent Great Room w/f/p, a spacious kitchen w/f/p & plenty of table space. Master on main floor, formal L/R+so much more to see. Please see uploaded docs 4 offer instructions. Offers & commissions are subject to 3rd party approval.

LC: N
DWP:
PAY:
INT:
TRM:

Features

| | | |
|------------------------|-------------------------------|----------------------------------|
| Exterior: BRICK | Architecture: 2-ST | Style: CONTEMP |
| WaterFront Desc: No | Terms: CONV, FHA, VA, CASH | Heating: FRCD AIR |
| Fuel Type: GAS | Cooling: CENTRAL | Water Heater: GAS |
| Fireplace Type: GRT RM | Bath Desc: 1ST F BTH, MBR BTH | Other Rooms: DINING RM, GREAT RM |
| Garage: 2 CAR, ATT | Foundation: BASEMENT | Basement Type: UNFINISHED |
| Exterior Feat: PORCH | Road Frontage: PAVED | Water Sewer: MUN WAT |

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586-751-0000 RALPH ROBERTS REALTY LLC
Languages: English
Server RCO 10



Sales Contract

1-1



Selling Office
Listing Office

Lydia G. I. R., Inc.
Realty

MLS BRKR# 6505211721
MLS BRKR#

Date _____
Time _____ ☐ AM ☐ PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 47576 Pine Creek Ct.
Deerfield, IL 60015
County, Michigan, and legally described as: Property ID# 770326000000
Lot 3 Pine Creek Estates T1S R2E L11 P6E TO 73000

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades, awnings; shutters; window blinds; curtain and drapery rods, attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any, and AWN

but does not include _____
property is purchased subject to zoning ordinances and to any restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 235,000.00

3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashier's check, or money order. The sale will be completed by the following method:

☒ **CASH** Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.

☐ **NEW MORTGAGE** This agreement is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____. Buyer will apply for the loan within _____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.

☐ **LAND CONTRACT** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.

☐ **MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 10 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have _____ days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.

5. **SURVEYSITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permit, drain encumbrances, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or in an attached addendum.

6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.

8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:

☐ **NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

Ralph H. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48066
Phone: (586) 751-0000 Fax: (586) 620-0469 Ralph Roberts

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UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION

In re:

FRANK MUGERDICHIAN, JR. and
RAMONA K. MUGERDICHIAN,

No. 11-47172-pjs
Chapter 7
Judge Shefferly

Debtors.

_____ /

**ORDER AUTHORIZING TRUSTEE TO
EMPLOY RALPH R. ROBERTS AS REAL ESTATE BROKER**

The Trustee having filed his Application for Order Authorizing Trustee to Employ Ralph R. Roberts as Real Estate Broker (the "Application"); the Court having considered same, and being duly advised in the premises:

IT IS ORDERED that the Trustee is authorized to employ Ralph R. Roberts of Ralph Roberts Realty, LLC as his real estate broker pursuant to the Trustee's Application.

IT IS FURTHER ORDERED that compensation and reimbursement may be paid after application and after Court Order.

Signed on June 14, 2011

/s/ Phillip J. Shefferly
Phillip J. Shefferly
United States Bankruptcy Judge



Listing Information

| | | | |
|---|----------------------------|---------------------------|----------------------------|
| #212032250Ad: 4548 SEDONA DR | RES PEND | ERTS/FS | \$ 230,000 S |
| T: INDEPENDENCE TWP 48348-2268 | Map: T 7 | Loc: S INDIANWOOD E ESTON | Area: 02081 |
| Dir: CLARKSTON RD TO N/ ON ESTON R/ ON SEDONA | | | Protect: 180 |
| Lot Size: 139X240 | Acr: 0 | Front Ft: | Lavs: 1 |
| Prop ID: 0801451010 | Sch: LAKE ORION | BR: 4 Bath: 3 | LR: |
| Legal: T4N, R9E, SEC 1 OAKLAND COUNTY CONDOMINIUM PLAN NO 938 | | MBR: 19x14 U | GR: 19x16 E |
| INDIANWOOD ESTATES UNIT 37 L 15379 P 381 10-23-95 FR 401-008 TO 011 | | BR2: 16x12 U | |
| Tax: Sum: \$2,675 Win: \$1,015 | Assoc. Fee: \$95 QUARTERLY | Homestead: Y | BR3: 13x12 U |
| Year Built: 1996 | Oth/Spc: | | BR4: 14x12 U |
| Water Nm: | Adl Doc: N | Pos: AT CLOSE | BR5: |
| Sq Ft: 3314 | TBS: 0 | FBS: | BFT: 14x09 E |
| Soll Type: | % Wooded: 0 | % Tillable: 0 | % Tiled: 0 |
| Comp Arr: | Sub Agency: Y 3% | Buyer Agency: Y 3% | Transaction Coord.: Y 3% |
| 336321 RALPH ROBERTS REALTY LLC | 586-751-0000 | LD: 3/29/2012 | Ownership: PRIVATE - OWNED |
| RALPH ROBERTS | Agt: 586-751-0000 | Acc: APPT | Short Sale: Y |
| Co-List: LANETTE LOUWERS | Co-List Ph: 586-751-0000 | Cnt: DEBORAH | Gar: Y Ba: Y FP: Y |
| | | | Ph: 248.765.2139 |

Agent Only Remarks

Large 4 bed / 3 bath home in private sub. Built in pool. Hardwood floors. Cathedral ceiling, library. LC: N
 LL is partitioned and drywalled. Property is subject to highest / best and bankruptcy court approval. DWP:
 CCS waiting 3rd party approval / no showings PAY:
 INT:
 TRM:

Features

| | | |
|---|----------------------------|------------------------|
| Exterior: VINYL | Architecture: 2-ST | Style: VICTORIAN |
| WaterFront Desc: No | Terms: CONV, FHA, VA, CASH | Heating: FRCD AIR |
| Fuel Type: GAS | Cooling: CENTRAL | Fireplace Type: GRT RM |
| Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH, OTHER | Garage: 3 CAR | Foundation: BASEMENT |
| Road Frontage: GRAVEL | Water Sewer: WELL, SEPTIC | |

Pending Information

| | | |
|----------------------|-----------|-----------|
| Pend Date: 4/23/2012 | DOM: 25 N | |
| Sell Off. ID: | Sell Off: | Sell Agt: |

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 586-751-0000 RALPH ROBERTS REALTY LLC
 Languages: English
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I-1



Sales Contract

Selling Office
Listing Office

Real Estate Givers

MLS BRKR#
MLS BRKR#Date 4.2.2012
Time AM PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 4548 Sedona
Independence
Oakland County, Michigan, and legally described as: T4N, R9E, SEC1 OAKLAND
COUNTY CONDOMINIUM PLAN NO 938 INDIANWOOD ESTATES UNIT 371 15379P
38110-83-95 FR 401-008 TO 011

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller, built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless noted); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens; storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include _____ . The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 208,000 215,000
3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashier's check, or money order. The sale will be completed by the following method:

- ☐ **CASH:** Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
☒ **NEW MORTGAGE:** This agreement is contingent on Buyer's ability to obtain a(n) CONVEN mortgage loan in the amount of \$ 140,000 95%. Buyer will apply for the loan within 5 days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
☐ **LAND CONTRACT:** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.
☐ **MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have _____ days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.
5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, and mortgages, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.
6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.
7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.
8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:
☒ **NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

Ralph B. Roberts Real Estate, LLC 122900 Hill Road Sterling Heights, MI 48025
Phone: (586) 751-0000 Fax: (586) 620-6069 Ralph Roberts

Untitled

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UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION—DETROIT

IN RE SCOTT AND ROXANA CHAMBERS,

Debtors.

CHAPTER 7
CASE NO. 10-48362
JUDGE PHILLIP J. SHEFFERLY

ORDER APPROVING TRUSTEE'S EMPLOYMENT OF REAL ESTATE BROKER

The Court has considered the Trustee's application to employ a real estate broker and finds good cause to enter this Order.

IT IS ORDERED as follows:

A. The Trustee is authorized to employ Ralph Roberts Realty, LLC as real estate broker on a percentage fee basis pursuant to 11 U.S.C. § 328 with compensation not to exceed 7% of the gross proceeds from the sale of the real property located 4548 Sedona, Clarkston, Michigan. Mr. Roberts will not be required to submit hourly time records in order to receive compensation.

B. Ralph Roberts Realty, LLC will receive compensation equal to no greater than 7% of the gross sale price to be paid at closing from the bank's proceeds of the sale. Ralph Roberts Realty, LLC's commission is independent of the carve out to the estate and will only be paid upon the closing of a short sale, with payment of the following from the bank's sale proceeds: 1) an appreciable carve out for the bankruptcy estate; 2) realtor commissions; 3) closing costs; 4) payment of special counsel Aronoff & Linnell's commission; and 5) payment of Ralph Roberts Realty's commission.

C. All fees and expenses sought by Mr. Roberts and Ralph Roberts Realty, LLC are subject to Court approval.

Signed on March 21, 2012

/s/ Phillip J. Shefferly
Phillip J. Shefferly
United States Bankruptcy Judge



Listing Information

| | | | |
|--|-------------------------------------|--------------------------|----------------------------|
| #212029096Ad: 2095 YORKSHIRE RD | RES PEND | ERTS/FS | \$ 150,000 S |
| C: BIRMINGHAM 48009-5917 | Map: AA 23 Loc: N MAPLE ROAD E ETON | | Area: 02192 |
| Dir: MAPLE TO ETON, NORTH ON ETON TO YORKSHIRE | | | Protect: 180 |
| Lot Size: 75 X 149.69 | Acr: 0 | Front Ft: 75 | Lavs: 0 |
| Prop ID: 2030453015 | Sch: BIRMINGHAM | BR: 3 Bath: 2 | LR: 11x20 E |
| Legal: T2N, R11E, SEC 30 EAST MAPLE GARDENS S 149.3 FT OF LOT 70 | | MBR: 12x11 E | GR: |
| Tax: Sum: \$3,299 Wln: \$745 | Assoc. Fee: \$ | BR2: 10x10 E | FR: |
| Year Built: 1950 Oth/Spc: YES | Homestead: Y | BR3: 11x10 E | LB: |
| Water Nm: | Adl Doc: N | BR4: | DR: |
| Sq Ft: 1181 | FBS: 580 | BR5: | KT: 10x13 E |
| Soil Type: | % Wooded: 0 | BFT: | |
| Comp Arr: | % Tillable: 0 | % Tiled: 0 | |
| Sub Agency: Y 3% | Buyer Agency: Y 3% | Transaction Coord.: Y 3% | Ownership: PRIVATE - OWNED |
| 336321 RALPH ROBERTS REALTY LLC | 586-751-0000 | LD: 3/22/2012 | Short Sale: Y |
| RALPH ROBERTS | Agt: 586-549-9346 | Acc: APPT | Gar: Y Ba: Y FP: N |
| Co-List: BUNNY MONTI | Co-List Ph: 586-751-0000 | Cnt: BUNNY MONT | Ph: 586-549-9346 |

Agent Only Remarks

Charming ranch in popular area with attached 1-car garage, natural fireplace and bay window in living room overlooking tree lined street, 3 bedrooms and 2 full baths, perfect starter home! All room dimensions are approximate and subject to buyer inspection. All showings scheduled through 1-800-showing.

LC: N
DWP:
PAY:
INT:
TRM:

Features

| | | |
|----------------------------|---------------------------------------|---------------------------------|
| Exterior: BRICK | Architecture: 1-ST | Style: RANCH |
| WaterFront Desc: No | Terms: CONV, FHA, VA, CASH | Heating: FRCD AIR |
| Fuel Type: GAS | Interior Feat: CABLE AVL | Bath Desc: 1ST F BTH, BSM BTH |
| Garage: 1 CAR, ATT, OPENER | Foundation: BASEMENT | Basement Type: UNFINISHED |
| Exterior Feat: PORCH | Road Frontage: PAVED, PUBLIC SIDEWALK | Water Sewer: MUN WAT, SEW-SANIT |

Pending Information

| | | |
|----------------------|-----------|-----------|
| Pend Date: 3/23/2012 | DOM: 8 Y | |
| Sell Off. ID: | Sell Off: | Sell Agt: |

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Sales Contract

1-1



Selling Office
Listing Office

Coldwell Banker
Ralph Roberts Realty

MLS BRKR#
MLS BRKR#

Date 3/5/12
Time 5:30 ☐ AM ☒ PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 2095 YORKSHIRE
BIRMINGHAM 48009
OAKLAND County, Michigan, and legally described as: SEC 30 EAST MAPLE
GARDENS S 148.3 FT OF LOT 70

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum (SHORT SALE)

but does not include _____ . The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 150,000.
3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashiers check, or money order. The sale will be completed by the following method:
- ☒ **CASH:** Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
- ☐ **NEW MORTGAGE:** This agreement is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____. Buyer will apply for the loan within _____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
- ☐ **LAND CONTRACT:** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.
- ☐ **MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.
4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within _____ days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have _____ days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.
5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.
6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.
7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.
8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:
- ☒ **NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

Ralph R. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
Phone: (586)751-0000 Fax: (586)620-6469 Ralph Roberts

Untitled

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UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION

In Re:

JILL MARIE WRIGHT,

Debtor.

Case No. 12-42844-mbm
Chapter 7
Judge McIvor

**ORDER AUTHORIZING TRUSTEE
TO EMPLOY REAL ESTATE BROKER**

Gene R. Kohut, the Chapter 7 Trustee, having filed his Application to Employ Real Estate Broker; and the Court being fully advised in the premises:

IT IS ORDERED that the Trustee is authorized to employ Ralph R. Roberts of Ralph Roberts Realty, LLC, to sell the real property described in the Application.

IT IS FURTHER ORDERED that the amount of rate of broker's compensation shall be seven (7%) of the gross proceeds realized from the Trustee's sale of the real property, which shall be paid after application and after Court order authorizing payment.

Signed on February 27, 2012

/s/ Marci B. McIvor
Marci B. McIvor
United States Bankruptcy Judge